

SO ORDERED



Paul Mannes

PAUL MANNES
U. S. BANKRUPTCY JUDGE

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF MARYLAND**

In re:

HUGO ALEMAN
RUTH ALEMAN

Case No.11-27706
Chapter 13

Debtors

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HUGO ALEMAN
RUTH ALEMAN

Movants

v.

BB&T CORPORATION

Respondent

* * * * *

ORDER AVOIDING THIRD LIEN OF BB&T

Upon consideration of the foregoing Motion to Avoid Third Lien of BB&T, and any response thereto, and it appearing that proper notice has been given, pursuant to 11 U.S.C. § 506 and for the reasons set forth in the case of Johnson v. Asset Management Group, LLC, 226 B.R. 364 (D. Md. 1998), it is by the United States Bankruptcy Court for the District of Maryland,

ORDERED, that the Motion is hereby **GRANTED**; and it is further

ORDERED, that any claim of BB&T be and hereby is deemed wholly unsecured; and it is further

ORDERED, that at the time of the Debtors' completion of their Chapter 13 Plan pursuant to 11 U.S.C. §1328(a) in this case, the third lien held in favor of BB&T on Debtors' real property described as: 2816 Munson Street, Silver Spring, Maryland 20902, shall be void; and it is further

ORDERED, that any timely filed claim of BB&T shall be allowed as a general unsecured claim under the Debtors' plan; and it is further

ORDERED, that BB&T shall record a release of its third lien in the appropriate office of land records upon notice of the Debtor's completion of their Chapter 13 Plan.

cc: Jonathan P. Morgan
BB&T Resident Agent
BB&T CEO Kelly King
Nancy Spencer Grigsby

End of Order